

STAFF REPORT

DATE February 21, 2017
PLACE 50 W Gay St
TIME 3:00 pm

A CALL TO ORDER

B APPROVAL OF MINUTES

~3:01 Meeting Summary – January 17, 2017

C Old Business - Applications for CERTIFICATE OF APPROVAL

~3:05 17-01-001 B Address: 431 W Town (Associated with 201 S Lucas – Lucas Lofts Phase I)
Property Owner: Manhattan Project LLC
Applicant: Jonathan Barnes Architecture and Design
To be reviewed: New Construction, Lucas Lofts Phase II

Sub-Districts: West Broad St **Arts and Innovation** Dodge Park

Code Reference: 3323.19 Uses
3323.21 Development Standards

Staff Observations:

The applicant received conditional approval for Lucas Lofts phase II in January 2017. The current submittal includes parking lot screening and lighting for the approved parking lots on McDowell and Rich streets, as required by the conditions of approval. The applicant is also requesting an additional 2 space parking modification in order to allow sufficient space to screen the McDowell parking lot. The mixed use development of 401 W Town, 400 W Rich, Lucas Lofts phase I and phase II will share 187 parking spaces in total (138 existing spaces and 49 new spaces).

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Parking Setback	5'	Approximately a 3' setback
Minimum Fence/Wall Setback	0'	Consistent
Lighting	3323.21	Light fixtures are 20 feet above grade and within 25 feet of a live/work unit on McDowell
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking Mixed use development: Lucas Lofts phase I (residential) 401 W Town 400 W Rich Lucas Lofts phase II	Previously approved for 189 spaces, applicant requesting additional 2 space reduction Lucas Lofts phase II: 68 units x 1.5 = 102 required Bicycle parking – 7 spaces	187 total spaces 49 additional spaces added to mixed use development Bicycle parking – 14 spaces phase II Parking lot trees – 0 trees Parking lot screening – 3' deep planting bed

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Parking	<ul style="list-style-type: none"> Surface parking should be located to the rear or side of street-oriented buildings, with preference for the rear of buildings and screened per code. The use of pervious surfaces for surface parking is encouraged to minimize storm water runoff and increase infiltration. 	Parking is located to the side of existing buildings. Fence and landscaping provided for screening. Planting bed is 3 feet in depth.
	<ul style="list-style-type: none"> The minimum setback for parking lots is five feet; parking located adjacent to a public sidewalk, however, can be located closer than five feet, provided that it fully meets all screening requirements. Parking lots and accessory buildings should be located at the rear of the principal building. Where access to the rear of the property is not possible from a public alley or street, up to 50 percent of the parking may be located at the side of the principal building 	Requested setback is approximately 3 feet. Fence and landscaping provided for screening. Planting bed is 3 feet in depth.
	<ul style="list-style-type: none"> Parking reductions may be appropriate for higher density, mixed use projects. Shared parking arrangements may be appropriate. 	187 parking spaces allocated to the mixed use development.
Site Design and Landscaping	<ul style="list-style-type: none"> Ground-mounted mechanical units and dumpsters should be located to the rear of buildings and screened to their full height on all sides by screening that is complementary to the building in terms of color and materials, or by evergreen plant material. 	Additional information is requested on screening of ground mounted transformer on Lucas Street.
Landscaping	<ul style="list-style-type: none"> Landscape materials and design should enhance structures, create and define public and private spaces, and provide shade, aesthetic appeal, and environmental benefits. 	Consistent
Lighting	<ul style="list-style-type: none"> Lighting should be appropriate to its location and utilized to enhance security and highlight distinguishing characteristics of buildings. 	Consistent
	<ul style="list-style-type: none"> Light standards (poles) should not exceed 18 feet in height. 	Light poles at 20 feet.

Overall, the proposal is consistent with the recommendations the EFCCD plan. Staff supports the parking reduction to 187 spaces as it is a high density, mixed-use project and additional bike parking has been provided to mitigate any negative effects of the parking reduction. Additionally, the 2 space reduction will provide aesthetic benefits to the neighborhood as it allows for additional screening. Staff supports the proposed screening and lighting, including Board modifications as listed below, based on the existing conditions of the site. Additional information regarding screening of a ground-mounted transformer on Lucas Street is requested.

If approved, the Board will grant the following modifications to the East Franklinton Development Standards:

1. To allow parking located on McDowell, Rich and Lucas streets as an accessory use to the approved uses within 201 S. Lucas (Phase I), 431 W Town (Phase II), 401 W Town and 400 W Rich as shown on the site plan.
2. To reduce the required number of parking spaces to 187 spaces for a mixed use development.
3. To allow the setback for the McDowell and Rich street parking lots to be as shown on the site plan.
4. To allow parking lot light fixtures to be mounted at 20 feet above grade within 25 feet of a live/work unit.
5. To allow a reduction in parking lot trees to zero.
6. To allow the planting bed to be 3 feet in depth.

Staff Recommendation:

Approval

Approval with
Conditions

Table

Disapproval

D Applications for CERTIFICATE OF APPROVAL

~3:20 17-02-001 Address: 289 W. Walnut
Property Owner: Manhattan Project LLC
Applicant: Manhattan Project LLC - Chris Sherman
To be reviewed: Exterior modifications

Sub-Districts: West Broad St **Arts and Innovation** Dodge Park

Code Reference: 3323.21 Development Standards

Staff Observations:

The 0.39 acre site is located mid-block between McDowell and Lucas Streets and faces both Walnut and Rich Street. The building was formally home to B&T Metal Works and is currently vacant. In 2014 an application for a change of use was approved to allow for a mixed use development, which included 10,000 sq. ft. of artist manufacturing and 9,130 sq. ft. of artist work space. At that time, the applicant also requested a parking reduction from (9) parking spaces to (7) spaces. The site currently has zero (0) parking spaces.

The applicant is returning to the board for approval of an exterior staircase on the southeast corner of the building and an updated parking lot layout. The addition of the staircase has been requested by the Building Department.

Applicable Code Development Standards:

Standard	Art and Innovation District	Staff Comments
Minimum Front Yard	0'	Consistent
Maximum Front Yard	10' (Except public/private zone)	
Minimum Parking Setback	5'	Consistent
Minimum Side Yard	0'	Consistent
Minimum Fence/Wall Setback	0'	N/A
Minimum Rear Yard	0'	Consistent
Minimum Building Frontage	60%	Consistent
Maximum Bldg Height	5 stories or 60'	Consistent
Building Frontage	All Buildings shall front on Public street	Consistent
Lighting	3323.21	N/A
Graphics	3323.21	N/A
Parking, stacking, circulation	Not permitted between the principle building and right-of-way	Consistent
Parking	Artist Manufacturing = 0 Artist Work Space = 9 Previously approved for 7 spaces	7 parking spaces 2 bicycle parking spaces

Applicable Plan Development Standards:

Recommendation	Standard	Staff Comments
Parking	<ul style="list-style-type: none">Surface parking should be located to the rear or side of street-oriented buildings, with preference for the rear of buildings and screened per code. The use of pervious surfaces for surface parking is encouraged to minimize storm water runoff and increase infiltration.	Consistent

The proposal is consistent with the recommendations of the East Franklinton Arts and Innovation District. The new exterior metal staircase is consistent with both the intent for the Arts and Innovation District and design of the building. Staff recommends approval.

Staff Recommendation:

Approval

Approval with
Conditions

Table

Disapproval

E **STAFF ISSUED CERTIFICATES OF APPROVAL**

F **BOARD APPROVED APPLICATIONS ISSUED CERTIFICATES OF APPROVAL**

G **NEXT MEETING**

Tuesday – March 21, 2017 at 50 W Gay St at 3:00 pm